

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
July 13, 2016**

1. Call to Order

Chairperson Galida called the meeting to order at 7:33p.m.

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, and Michele Tackach.

Also in attendance were: Board Attorney, Ms. Kelly Carey
Board Planner, Mr. Paul Ricci
Board Engineer, Mr. Peter Ciliberto

5. Minutes

Member Sweeney made a motion to approve June 22, 2016 meeting minutes, seconded by Member Lowande. Vote: Member Lowande- yes, Chairperson Galida-yes, Member Green abstain, Member Schueler- yes, Member Sweeney-yes, Member Tackach- abstain. Motion passed.

6. Old Business

P2016-04

Memorialize Preliminary Site Plan

Quick Chek

107 Harris Ave/440 Union Ave

Block 173 Lot 1 & 1.02

The Board reviewed the letter prepared by Mr. Bucco of Najarian Engineering regarding the traffic safety meeting.

Member Schuler made a motion to approve the Preliminary Site Plan Resolution with conditions, seconded by Member Lowande. Vote: Member Lowande-yes, Member Galida-yes, Member Green-abstain, Member Schueler-yes, Member Sweeney-yes, Member Tackach-abstain. Motion passed.

7. New Business

**Hortencia Jaco-Damiani
443 Union Ave**

Minor Site Plan

Block 107 Lot 7

Mr. Robert Ferb of Middlesex stated that he was representing the applicant.

Mr. Ferb stated that the applicant's plan to remove the middle shed on the property and have a business office in the basement.

Ms. Carey duly swore in Mr. Robert Templin of Templin Engineering, 861 Eisenhower, Bridgewater NJ.

Mr. Templin stated his education and credentials.

The Board accepted Mr. Templin as an expert witness.

Mr. Templin stated:

- The property has 8,250 sq. ft.
- That the frontage of the property is Union Ave
- Located in the RT Zone
- The zone requirements for width and depth
- The applicant proposes to remove the middle shed
- There would be 3 parking spaces
- There would be a 6ft fence
- A sign would be placed 10ft off of Union Ave/ Stout Ave.
- Sign would not be illuminated

Mr. Ferb handed out pictures of what the sign would look like.

Member Sweeney questioned why the applicant would have to be in front of the Board.

Mr. Ricci answered Mr. Sweeney's question using Ordinance 420-59E Home occupations. Home occupations may be permitted in the R-100, R-75, R-60A, R-60B, R-50 and R-T Zones, provided that:
[Amended 6-29-1993 by Ord. No. 1285]

(1)

The dwelling unit proposed to house such use is a single-family unit.

(2)

Such occupation shall be conducted solely by members of the residential family.

(3)

No structural alterations to accommodate the use of the dwelling are required.

(4)

Such use shall occupy an area equivalent to not over 50% of the floor area of one story.

(5)

There shall be no conspicuous display of goods or advertising to be seen from outside the premises.

(6)

Such use will not generate traffic or parking requirements which cannot be accommodated in the neighborhood.

(7)

Such use does not involve the use of any machinery or equipment which will cause electrical or other interference with radio and television reception in adjacent residences or which will cause offensive noise or vibration.

(8)

No permitted home occupation may be conducted with members of the public later than 10:00 p.m.

Mr. Ricci stated that the applicant can't have more than one floor used for the home occupation.

Mr. Ferb stated that the home office will be in the basement of the house.

Mr. Ricci stated that he needed the area of the first floor and he also needed the area of the basement. This would ensure the applicant is complying with 420-59 E (4).

Mr. Ferb and the Board discussed calculations.

The applicant did not have clear calculations regarding this requirement.

Mr. Ferb stated that Ms. Jaco-Damiani and the office manager will be using the business, and that they will use traditional office equipment such a copier, computer and fax machine.

Mr. Ferb stated that the workers go to other people's houses to clean.

The Board asked for the fence detail to be added to the plan.

The Board asked for the sign details to be added to the plan.

Mr. Ferb stated the 6ft fence is wooden board on board.

Member Green questioned if there is an exit out of the basement.

Mr. Ferb stated that there was an exit out of the basement.

Member Sweeney asked if it was an owner occupied business.

The Board asked for the types of vehicles that would be parked at the site.

The Board asked for the dumpster location and screening to be placed on the plans.

The Board asked that Mr. Ferb investigate if a box truck would be able to be parked on the site.

Chairperson Galida opened the meeting to the public for questions.

Daniel Gilroy, 119 Stout Ave, questioned that it was stated there would be 2 businesses run out of the basement. Mr. Gilroy asked what the 2 businesses are.

Mr. Ferb stated that the applicant has a moving business and a cleaning business.

Mr. Gilroy asked if the businesses would be parking on the street and stated that his tenants are upset that the box truck is being parked there.

The applicant will be returning to the Board on August 24, 2016 with a revised site plan.

**P2016-06
Advanced Dentistry- Ralph Reilly
7 Greenbrook Rd
Block 85 Lot 1 and 5.01**

Major Site Plan

Mr. Edward Johnson stated that he is representing the applicant, Dr. Reilly.

Mr. Johnson stated that the applicant wants to create 17 new parking spaces and construction an addition to the building. Mr. Johnson stated that his practice is next door and would be selling the lot that is between their businesses to Mr. Reilly.

Mr. Johnson stated that there would be 3 witnesses; Mr. Thomas Potter, architect, Mr. Robert Gazzale of Fisk Associates and Dr. Reilly.

Ms. Kelly Carey duly swore in Mr. Robert Gazzale of Fisk Associates.

Mr. Gazzale has appeared in front of the Board on numerous occasions and the Board accepted him as an expert witness.

Mr. Gazzale reviewed the site plans dated February 8, 2016.

Mr. Gazzale stated that:

- The property is located in the RT zone
- Corner lot with the frontage to Greenbrook Rd.
- State the lot area, depth and width
- 19 parking spaces are required
- Will be a solid evergreen buffer along edge of property
- Explained the way traffic would enter along Greenbrook Rd
- There would be wrong way traffic signs placed on the property for traffic flow

- Explained the storm water management drywell that had been installed previously
- the tree replacement fund calculations
- LED Lighting fixtures
- Applicant will be relocating the sign and will no longer require a variance
- Trash Enclosure will be screened

The Board commented on the lighting plan and the applicant will place an additional bollard on the lighting plan.

Chairperson Galida asked about the grading plan and the catch basins on the property.

The site plan was noted to have the incorrect 200ft property addresses on the plan.

The Board verified that proper addresses were notified and the site plan will be corrected.

Mr. Gazzale explained the drainage on the property and how the water flows to the inlet.

The Board reviewed the Engineer Report dated April 22, 2016 highlighting areas such as:

- the design waiver for the sidewalk
- the deficit lighting has been addressed with the additional bollard
- complying with the tree removal ordinance
- not having to apply to Middlesex County Sewage Authority
- applicant will provide additional storm water information
- relocating the trash refuse area
- signage on the property regarding no left hand turns during certain times (possible meeting with the Traffic Safety Officer)
- no illuminated signage at night
- confirmation that the existing building will remain and this is an addition
- hours of operations during week and on Saturday

The Board reviewed the Planner's Report dated May 9, 2016 highlighting areas such as:

- Buffer area
- Circulation and parking
- Proposed arborvitae by applicant and suggested arborvitae by Board Planner
- Having a designated employee parking spot and the number of parking spaces on the site
- Parking requirements
- Code Enforcer will enforce tree replacement
- Having applicant comply with the screening for the trash enclosure
- Applicant has an irrigation system for plantings

- Discussion of lighting elevations and isobars

Chairperson Galida opened the meeting to the public for questions.

Nick Santillo, 1 Ramsey Rd stated that he is in favor of the application due to the parking on the Residential street.

Ms. Carey duly swore in Dr. Ralph Reilly.

Dr. Reilly stated that he bought the property in 1985 and has been there for 32yrs.

Dr. Reilly explained the purpose of the application and used the architectural plans to show the layout and function of the property, the upstairs apartment will now have a meeting room, kitchenette and file room.

Dr. Reilly explained the way the downstairs offices with addition will be able to be used and help expand his business.

Dr. Reilly stated the hours of operation for the business.

Exhibit A1 was entered as photo rendering of what the site will look like after the addition.

Chairperson Galida opened the meeting to the public for questions.

There being no public present, Chairperson Galida continued with the application.

Mr. Johnson summarized the application for the Board.

The Board agreed that the buffer area variance should be clarified that 8ft is required and only 5.5 ft. is being proposed, the height of the light will be clarified and the correct property owner's list is to be put on the site plans.

Chairperson Galida opened the meeting to the public for comments.

There being no public present, Chairperson Galida continued with the application.

Member Schueler made a motion to approve the preliminary and final major site plan addition, mergers of the lots, new parking curbs width, side yard variance landscape buffer of 5.5ft, waivers for the private sidewalk and provide; concrete detail and inlet size details, bollards, consult with police with verbiage on signs, no left hand turns during certain times, having the outside lights on timers, designated parking spot for employee, applicant has to contribute to the tree replacement fund and revise site plan accordingly, seconded by Member Green. Vote: Member Lowande- yes, Chairperson

Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Tackach-yes. Motion passed.

8. Correspondence

A. Dunellen Planning Board Notice

No action is required by the Planning Board.

B. Piscataway Zoning Board

Ms. Carey stated that the correspondence is regarding Affordable Housing ordinance being implemented by Piscataway.

No action is required by the Planning Board.

C. Middlesex County Planning Board Notice

No action is required by the Planning Board.

D. Jacobs- Us Army Engineer Notice

No action is required by the Planning Board.

9. Board Member Comments

Ms. Carey stated that the Governing Body is proposing amendments to the Redevelopment Plan.

This subject will be placed for discussion on the July 27, 2016 meeting, with the full report given at the end of August. Ms. Carey will investigate the noticing that will need to be prepared for the public meeting.

The next meeting will be July 27, 2016.

There being no further business Member Schueler made a motion to adjourn the meeting at 10:45pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk

